

## **MONTECITO RANCH**

### **DRAFT ENVIRONMENTAL IMPACT REPORT**

SP01-001; VTM 5250RPL<sup>6</sup>; P04-045; GPA 04-013; R04-22;  
LOG NO. 01-09-013; SCH NO. 2002021132

JUNE 2008

*Lead Agency:*

COUNTY OF SAN DIEGO  
DEPARTMENT OF PLANNING AND LAND USE  
Contact: Kristin Blackson  
5201 Ruffin Road, Suite B  
San Diego, California 92123  
Phone: (858) 694-2019

*Preparer:*

HELIX ENVIRONMENTAL PLANNING, INC.  
Contact: Lisa Capper  
7578 El Cajon Boulevard, Suite 200  
La Mesa, California 91941

*Project Proponent:*

MONTECITO RANCH, LLC  
Contact: David Davis

## TABLE OF CONTENTS

	<u>Page</u>
<b>SUMMARY .....</b>	S-1
S.1 <b><u>Project Synopsis</u></b> .....	S-1
S.2 <b><u>Summary of Significant Effects and Mitigation Measures that Reduce or Avoid the Significant Effects</u></b> .....	S-6
S.3 <b><u>Areas of Controversy</u></b> .....	S-6
S.4 <b><u>Issues to be Resolved by the Decision-Making Body</u></b> .....	S-7
S.5 <b><u>Project Alternatives</u></b> .....	S-7

## CHAPTER 1.0 – PROJECT DESCRIPTION, LOCATION AND ENVIRONMENTAL SETTING

1.1 <b><u>Project Description and Location</u></b> .....	1-1
1.1.1   Precise Location/Boundary .....	1-1
1.1.2   Project's Component Parts .....	1-1
1.1.3   Technical, Economic, and Environmental Characteristics .....	1-21
1.1.4   Background Information.....	1-22
1.2 <b><u>Project Objectives</u></b> .....	1-23
1.3 <b><u>Intended Uses of the EIR</u></b> .....	1-23
1.3.1   Matrix of Project Approvals and Permits.....	1-24
1.3.2   List of Related Environmental Review and Consultation Requirements.....	1-25
1.4 <b><u>Environmental Setting</u></b> .....	1-26
1.4.1   Surrounding Land Uses .....	1-26
1.4.2   Site Characteristics .....	1-26
1.5 <b><u>Inconsistency With Applicable Regional and General Plans</u></b> .....	1-27
1.6 <b><u>List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area</u></b> .....	1-29
1.7 <b><u>Growth-inducing Effects</u></b> .....	1-31

## CHAPTER 2.0 – SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

2.1 <b><u>Transportation/Circulation</u></b> .....	2.1-1
2.1.1   Discussion of Existing Conditions Relating to Transportation/ Circulation .....	2.1-1
2.1.2   Identification and Discussion of Guidelines for the Determination of Significance .....	2.1-3
2.1.3   Analysis of Project Effect and Determination as to Significance .....	2.1-6
2.1.4   Cumulative Impact Analysis .....	2.1-8
2.1.5   Effects Found Not to be Significant (Roadway Design Hazards and Pedestrian/Equestrian/Bicyclist Safety) .....	2.1-13
2.1.6   Mitigation Measures Proposed to Minimize the Significant Effects.....	2.1-16
2.1.7   Conclusion .....	2.1-19

TABLE OF CONTENTS (cont.)

**CHAPTER 2.0 – SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED (cont.)**

	<u>Page</u>
<b>2.2    <u>Air Quality</u> .....</b>	2.2-1
2.2.1    Discussion of Existing Conditions Relating to Air Quality.....	2.2-1
2.2.2    Identification and Discussion of Guidelines for the Determination of Significance.....	2.2-8
2.2.3    Analysis of Project Effects and Determination as to Significance.....	2.2-10
2.2.4    Cumulative Impact Analysis .....	2.2-23
2.2.5    Effects Found Not to be Significant (Conformance with RAQS and SIP, Short-term Construction Emissions, Long-term Operation CO Hot Spots, Generation of Diesel Emissions and Toxic Air Contaminants, Generation of Odors, and Global Climate Change).....	2.2-25
2.2.6    Mitigation Measures Proposed to Minimize the Significant Effects.....	2.2-28
2.2.7    Conclusion .....	2.2-28

**CHAPTER 3.0 – SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT WHICH CAN BE MITIGATED**

<b>3.1    <u>Land Use and Planning</u> .....</b>	3.1-1
3.1.1    Discussion of Existing Conditions Relating to Land Use and Planning .....	3.1-1
3.1.2    Identification and Discussion of Guidelines for the Determination of Significance .....	3.1-9
3.1.3    Analysis of Project Effects and Determination as to Significance.....	3.1-10
3.1.4    Cumulative Impact Analysis .....	3.1-29
3.1.5    Effects Found Not to be Significant (Plan Conformance with the County Subdivision Ordinance, RPO, County Light Pollution Code, Congestion Management Program, Natural Community Conservation Planning Program, Land Use Compatibility, and Community Character) .....	3.1-30
3.1.6    Mitigation Measures Proposed to Minimize the Significant Effects.....	3.1-30
3.1.7    Conclusion .....	3.1-31
<b>3.2    <u>Biological Resources</u> .....</b>	3.2-1
3.2.1    Discussion of Existing Conditions Relating to Biological Resources.....	3.2-1
3.2.2    Identification and Discussion of Guidelines for the Determination of Significance .....	3.2-13
3.2.3    Analysis of Project Effects and Determination as to Significance.....	3.2-19
3.2.4    Cumulative Impact Analysis .....	3.2-27
3.2.5    Effects Found Not to be Significant (On- and Off-site Non-Sensitive Habitats and Wildlife Corridors).....	3.2-32
3.2.6    Mitigation Measures Proposed to Minimize the Significant Effects.....	3.2-32
3.2.7    Conclusion .....	3.2-36

TABLE OF CONTENTS (cont.)

**CHAPTER 3.0 – SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED  
PROJECT WHICH CAN BE MITIGATED (cont.)**

	<u>Page</u>
<b>3.3    <u>Noise</u> .....</b>	3.3-1
3.3.1 Discussion of Existing Conditions Relating to Noise .....	3.3-1
3.3.2 Identification and Discussion of Guidelines for the Determination of Significance .....	3.3-4
3.3.3 Analysis of Project Effects and Determination as to Significance.....	3.3-5
3.3.4 Cumulative Impact Analysis .....	3.3-10
3.3.5 Effects Found Not to be Significant (Ramona Airport and WRF).....	3.3-11
3.3.6 Mitigation Measures Proposed to Minimize the Significant Effects.....	3.3-12
3.3.7 Conclusion .....	3.3-14
<b>3.4    <u>Cultural Resources</u> .....</b>	3.4-1
3.4.1 Discussion of Existing Conditions Relating to Cultural Resources .....	3.4-1
3.4.2 Identification and Discussion of Guidelines for the Determination of Significance .....	3.4-5
3.4.3 Analysis of Project Effects and Determination as to Significance.....	3.4-6
3.4.4 Cumulative Impact Analysis .....	3.4-9
3.4.5 Effects Found Not to be Significant (Archaeological Sites Not Considered Significant Under CEQA and/or RPO) .....	3.4-11
3.4.6 Mitigation Measures Proposed to Minimize the Significant Effects.....	3.4-11
3.4.7 Conclusion .....	3.4-16
<b>3.5    <u>Aesthetics</u> .....</b>	3.5-1
3.5.1 Discussion of Existing Conditions Relating to Aesthetics .....	3.5-1
3.5.2 Identification and Discussion of Guidelines for the Determination of Significance .....	3.5-11
3.5.3 Analysis of Project Effects and Determination as to Significance.....	3.5-12
3.5.4 Cumulative Impact Analysis .....	3.5-34
3.5.5 Effects Found Not to be Significant (RPO Steep Slopes) .....	3.5-35
3.5.6 Mitigation Measures Proposed to Minimize the Significant Effects.....	3.5-35
3.5.7 Conclusion .....	3.5-36

TABLE OF CONTENTS (cont.)

	<u>Page</u>
<b>CHAPTER 4.0 - ENVIRONMENTAL EFFECTS FOUND NOT TO BE SIGNIFICANT</b>	
4.1 Effects Found Not to be Significant as Part of the EIR Process .....	4-1
4.1.1 Hydrology/Water Resources .....	4-1
4.1.2 Geology/Soils and Minerals .....	4-16
4.1.3 Agricultural Resources .....	4-21
4.1.4 Hazards and Hazardous Materials .....	4-29
4.1.5 Utilities/Service Systems .....	4-37
4.1.6 Population and Housing/Growth .....	4-43
4.1.7 Paleontological Resources.....	4-45
4.1.8 Public Services.....	4-45
<b>CHAPTER 5.0 – PROJECT ALTERNATIVES</b>	
5.1 <u>Rationale for Alternative Selection</u> .....	5-1
5.2 <u>Analysis of the No Project–No Development Alternative</u> .....	5-3
5.2.1 No Project – No Development Alternative Description and Setting .....	5-3
5.2.2 Comparison of the Effects of the No Project–No Development Alternative to the Proposed Project .....	5-3
5.2.3 Rationale for Preference of the Proposed Project Over the No Project–No Development Alternative .....	5-6
5.3 <u>Analysis of the No Project–Development Per Legal Parcels Alternative</u> .....	5-6
5.3.1 No Project–Development Per Legal Parcels Description and Setting .....	5-6
5.3.2 Comparison of the Effects of the No Project–Development Per Legal Parcels Alternative to the Proposed Project.....	5-7
5.3.3 Rationale for the Preference of Proposed Project Over the No Project–Development Per Legal Parcels Alternative .....	5-11
5.4 <u>Analysis of the Reduced Development Footprint Alternative</u> .....	5-11
5.4.1 Reduced Development Footprint Alternative Description and Setting .....	5-11
5.4.2 Comparison of the Effects of the Reduced Development Footprint Alternative to the Proposed Project .....	5-12
5.4.3 Rationale for Preference of the Proposed Project Over the Reduced Development Footprint Alternative .....	5-15
5.5 <u>Analysis of the Reduced Density Alternative</u> .....	5-15
5.5.1 Reduced Density Alternative Description and Setting .....	5-15
5.5.2 Comparison of the Effects of the Reduced Density Alternative to the Proposed Project .....	5-16
5.5.3 Rationale for the Preference of Proposed Project Over the Reduced Density Alternative .....	5-19

TABLE OF CONTENTS (cont.)

	<u>Page</u>
<b>CHAPTER 5.0 – PROJECT ALTERNATIVES (cont.)</b>	
5.6 <u>Analysis of the Closed Water System Alternative</u> .....	5-20
5.6.1    Closed Water System Alternative Description and Setting .....	5-20
5.6.2    Comparison of the Effects of the Closed Water System Alternative to the Proposed Project .....	5-20
5.6.3    Rationale for the Preference of Proposed Project Over the Closed Water System Alternative.....	5-21
5.7 <u>Environmentally Superior Alternative</u> .....	5-21
5.8 <u>Alternatives Considered and Rejected</u> .....	5-22
5.8.1    Two- to Four-acre Lot Alternative.....	5-22
5.8.2    East/West Development Alternative.....	5-22
5.8.3    Montecito Ranch Road to Rangeland Road Alternative .....	5-23
5.8.4    Ramona Community Planning Group Alternative .....	5-24
5.8.5    Reduced Grading Area Per Day Alternative .....	5-24
5.8.6    Extension of SA 330 Design Scenario Alternative.....	5-25
<b>CHAPTER 6.0 – LIST OF REFERENCES</b> .....	<b>6-1</b>
<b>CHAPTER 7.0 – LIST OF EIR PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED</b> .....	<b>7-1</b>
<b>LIST OF MITIGATION MEASURES AND ENVIRONMENTAL DESIGN CONSIDERATIONS</b> .....	
<u>Comprehensive Listing of Mitigation Measures Proposed for the Project</u> .....	M-1
<u>Conditions of Approval Required to Ensure Implementation of Design Features</u> ...	M-17

TABLE OF CONTENTS (cont.)

TECHNICAL APPENDICES .....	Bound in Separate Volumes
A Notice of Preparation (NOP) and Comments on the NOP	
B Traffic Impact Analysis	
C Air Quality Impact Assessment	
D Resource Protection Study	
E Biological Technical Report and Resource Management Plan	
F Noise Analysis	
G Cultural Resources Reports	
H Visual Impact Analysis	
I Preliminary Drainage Study	
J Storm Water Management Plan	
K Manure Management and Fly/Vector Control Plan	
L Geological Reconnaissance Reports	
M Agriculture Technical Study	
N Limited Phase I and II Environmental Site Assessments	
O Public Services/Utilities Analysis	
P Fire Protection Plan	
Q Modeling Required for Potential Extension of SA 330	

LIST OF FIGURES

	Follows Page
1-1 Regional Location Map.....	1-83
1-2 Project Vicinity Map with Proposed Off-site Roadway Improvements .....	1-83
1-3 Project Vicinity Map with Proposed Off-site Water Facilities Improvements....	1-83
1-4 Project Vicinity Map with Proposed Off-site Wastewater Facilities Improvements .....	1-83
1-5 Project Site Topography Map.....	1-83
1-6 Proposed Project Illustrative Plan .....	1-83
1-7 Proposed Project Conceptual Development Plan.....	1-83
1-8 Unit 1 Conceptual Development Plan.....	1-83
1-9 Unit 2 Conceptual Development Plan.....	1-83
1-10 Charter High School Site, Park Sites, Equestrian Staging Area, and Wastewater Reclamation Facility.....	1-83
1-11 Conceptual Charter High School, Park Sites, and Equestrian Staging Area.....	1-83
1-12 Off-site Water Storage Tank and Access Road.....	1-83
1-13 Existing Circulation Element Plan – Ramona Subarea .....	1-83
1-14 Proposed Amendments to Circulation Element Plan – Ramona Subarea.....	1-83
1-15 Existing Circulation Element Bikeway Plan – Ramona Subarea .....	1-83

LIST OF FIGURES (cont.)

	Follows <u>Page</u>
1-16	Proposed Amendments to Circulation Element Bikeway Plan – Ramona Subarea ..... 1-83
1-17	Key Map for Off-site Roadway Improvement Figures ..... 1-83
1-18	Montecito Ranch Road and On-site Montecito Way Sections ..... 1-83
1-19	Proposed Project Private Street Sections ..... 1-83
1-20	Ash Street Typical Section ..... 1-83
1-21a&b	Ash Street Concept Plan ..... 1-83
1-22	Montecito Way Typical Section ..... 1-83
1-23a&b	Montecito Way Widening Concept Plan ..... 1-83
1-24	Montecito Road Typical Section ..... 1-83
1-25a – e	Montecito Road Concept Plan ..... 1-83
1-26	Preliminary Cross Section of Montecito Road Bridge ..... 1-83
1-27	Pine Street (SR 78)/Main Street (SR 67) Intersection Concept Plan ..... 1-83
1-28	Pine Street (SR 78)/Main Street (SR 67) Intersection Detail ..... 1-83
1-29	Ash Street/Pine Street (SR 78) Intersection Detail ..... 1-83
1-30	Montecito Road/Montecito Way Intersection Detail ..... 1-83
1-31	Montecito Road/Main Street Intersection Detail ..... 1-83
1-32	SR 67/Highlang Valley Road/Dye Road Intersection Detail ..... 1-83
1-33	SR 67/Archie Moore Road Intersection Detail ..... 1-83
1-34	Conceptual Landscape Master Plan ..... 1-83
1-35	Fuel Management Plan ..... 1-83
1-36	Open Space and Trails Plan ..... 1-83
1-37	Existing Ramona Community Trails and Pathways Plan ..... 1-83
1-38	Proposed Ramona Community Trails and Pathways Network ..... 1-83
1-39	Potable Water Plan ..... 1-83
1-40	Sewer Plan ..... 1-83
1-41	Reclaimed Water Plan ..... 1-83
1-42	Storm Drains Plan ..... 1-83
1-43	Residential and Planned Department of Public Works Projects ..... 1-83
1-44	Growth Inducement Analysis Map ..... 1-83
2.1-1	Project Study Area/Intersection Key ..... 2.1-32
2.1-2	Existing Average Daily Traffic Along Roadways ..... 2.1-32
2.1-3	Existing AM and PM Peak Period Traffic Volumes at Intersections ..... 2.1-32
2.1-4	Project Only Traffic Distribution Percentages ..... 2.1-32
2.1-5	Project Only Average Daily Traffic Along Roadways ..... 2.1-32
2.1-6	Project Only AM and PM Peak Period Traffic Volumes at Intersections ..... 2.1-32
2.1-7	Existing Plus Project Average Daily Traffic Along Roadways ..... 2.1-32
2.1-8	Existing Plus Project AM and PM Peak Period Traffic Volumes at Intersections ..... 2.1-32
2.1-9	Existing Plus Other Projects Average Daily Traffic Along Roadways ..... 2.1-32

LIST OF FIGURES (cont.)

		Follows <u>Page</u>
2.1-10	Existing Plus Other Projects Plus Project Average Daily Traffic Along Roadways .....	2.1-32
2.1-11	Existing Plus Other Projects AM and PM Peak Period Traffic Volumes at Intersections .....	2.1-32
2.1-12	Existing Plus Other Projects Plus Project AM and PM Peak Hour Traffic Volumes at Intersections .....	2.1-32
2.1-13	Year 2030 Without Project Average Daily Traffic Along Roadways .....	2.1-32
2.1-14	Year 2030 With Project Average Daily Traffic Along Roadways.....	2.1-32
2.1-15	Year 2030 Without Project AM and PM Peak Period Traffic Volumes at Intersections .....	2.1-32
2.1-16	Year 2030 With Project AM and PM Peak Period Traffic Volumes at Intersections .....	2.1-32
2.1-17	Proposed Roadway and Intersection Improvements - Prior to Occupancy of the First House.....	2.1-32
2.1-18	Proposed Roadway and Intersection Improvements - Prior to Occupancy of the 281st House .....	2.1-32
3.1-1	On-site and Surrounding Land Uses .....	3.1-142
3.1-2	Existing General Plan Land Use Designations .....	3.1-142
3.1-3	Existing Zoning.....	3.1-142
3.1-4	RPO Steep Slopes .....	3.1-142
3.2-1	On-site Biological Resources Map.....	3.2-44
3.2-2	Off-site Biological Resource Impacts Within Ash Roadway and Utility Improvement Alignments.....	3.2-44
3.2-3	Off-site Biological Resource Impacts Within Montecito Way Roadway and Utility Improvement Alignments .....	3.2-44
3.2-4a&b	Off-site Biological Resource Impacts Within Montecito Road Improvement Alignment .....	3.2-44
3.2-5	Off-site Biological Resources Within and Adjacent to Kalbaugh Street.....	3.2-44
3.2-6	Regional Wildlife Corridors .....	3.2-44
3.2-7	Major Projects Within the Ramona Grasslands .....	3.2-44
3.2-8	On-site Biological Resources Map/Impacts .....	3.2-44
3.2-9	Proposed MSCP Hardline Within Project Site.....	3.2-44
3.2-10	Fencing Plan .....	3.2-44
3.2-11	Signage Plan.....	3.2-44
3.3-1	Noise Level Contours for Ramona Airport .....	3.3-22
3.3-2	Location of Noise Walls Along Montecito Way.....	3.3-22
3.5-1	Slope Map.....	3.5-52
3.5-2	Topographic Cross Sections .....	3.5-52
3.5-3	Photograph Key Map.....	3.5-52
3.5-4	Photographs of SPA.....	3.5-52
3.5-5	Photographs of SPA.....	3.5-52
3.5-6	Photographs of SPA.....	3.5-52
3.5-7	Views From SR 78 Toward SPA.....	3.5-52

LIST OF FIGURES (cont.)

	Follows <u>Page</u>	
3.5-8	Views From Off-site Toward SPA – Montecito Way.....	3.5-52
3.5-9	Views From Off-site Toward SPA.....	3.5-52
3.5-10	Views From Off-site Toward SPA.....	3.5-52
3.5-11	Photograph of Ash Street/Pine Street (SR 78) Intersection.....	3.5-52
3.5-12	Photographs of Montecito Way .....	3.5-52
3.5-13	Photographs of Montecito Road .....	3.5-52
3.5-14	Photographs of Kalbaugh Street.....	3.5-52
3.5-15	Photographs of Off-site Intersections.....	3.5-52
3.5-16	Photographs of Off-site Intersections.....	3.5-52
3.5-17	Photographs of Off-site Intersections.....	3.5-52
3.5-18	View From Off-site Toward SPA .....	3.5-52
3.5-19	View From Off-site Toward SPA .....	3.5-52
3.5-20	Simulated View From Off-site Toward SPA – Montecito Way.....	3.5-52
3.5-21	Simulated View From Off-site Toward SPA – Alice Street.....	3.5-52
3.5-22	Simulated View From Off-site Toward SPA – Cedar Summit Drive.....	3.5-52
3.5-23	Simulated View From Off-site Toward SPA – Rancho Villa Road .....	3.5-52
3.5-24	Visual Resources Cumulative Study Area .....	3.5-52
4-1	Mapped 100-Year Inundation Areas Within the Project Site .....	4-56
4-2	Fire Station No. 80 Response Time to Project Site .....	4-56
5-1	No Project - Development Per Legal Parcels Alternative Conceptual Development Plan.....	5-58
5-2	Reduced Development Footprint Alternative Conceptual Development Plan... ..	5-58
5-3	Reduced Density Alternative Conceptual Development Plan .....	5-58
5-4	Two- to Four-acre Lot Alternative .....	5-58
5-5	East/West Development Alternative .....	5-58
5-6	Montecito Ranch Road to Rangeland Road Alternative .....	5-58
5-7	Ramona Community Planning Group Alternative.....	5-58
5-8	Project Design Alternative Using SA 330 .....	5-58
5-9	SA 330 Extension Alternative .....	5-58
5-10a-d	SA 330 Extension Concept Plan .....	5-58
5-11	SA 330 Extension Typical Section.....	5-58
5-12	Preliminary Cross Section at Santa Maria Creek Bridge Crossing Along SA 330 Extension .....	5-58
5-13	Preliminary Cross Section at Etcheverry Creek Bridge Crossing Along SA 330 Extension .....	5-58
5-14	Preliminary Cross Section of Bridges Along SA 330 Extension.....	5-58
5-15	SA 330/SR 67 Intersection Concept Plan.....	5-58
5-16	SA 330/SR 67 Intersection Detail.....	5-58
5-17	Biological Resources Impacts Within SA 330 Roadway Construction Alignment .....	5-58
5-18	Photograph Key Map.....	5-58
5-19	Photographs of the Relocated SA 330 Extension Alignment.....	5-58
5-20	Photograph of SA 330/Main Street .....	5-58

## LIST OF TABLES

	<u>Page</u>
S-1      Summary of Significant Effects.....	S-11
1-1      Montecito Ranch Statistical Summary.....	1-35
1-2      Montecito Ranch Specific Plan Land Use .....	1-36
1-3      Summary of Existing and Proposed Off-site Roadway Widths.....	1-37
1-4      Summary of Proposed Intersection Improvements .....	1-38
1-5      WRF Design Criteria.....	1-39
1-6      WRF Components.....	1-40
1-7      Additional Environmental Design Considerations .....	1-42
1-8      Private Development Projects Within the Ramona Community Planning Area.....	1-56
1-9      Department of Public Works Projects in the Ramona Community Planning Area	1-67
1-10     Summary of Environmental Impacts of Related Projects .....	1-69
1-11     Potential Residential Buildout of Areas Adjacent to Project Improvements .....	1-82
2.1-1    Comparison of Street Segment Operations – Existing Conditions and Existing Plus Project Conditions (No Mitigation) .....	2.1-21
2.1-2    Summary of County of San Diego Public Road Standards .....	2.1-22
2.1-3    Comparison of Intersection Operations – Existing Conditions and Existing Plus Project Conditions (No Mitigation) .....	2.1-23
2.1-4    Proposed Project Trip Generation .....	2.1-24
2.1-5    Comparison of Street Segment Operations – Year 2010 Without Project Conditions and 2010 Plus Project Conditions (No Mitigation) .....	2.1-25
2.1-6    Comparison of Intersection Operations – Year 2010 Without Project Conditions and Year 2010 Plus Project Conditions (No Mitigation) .....	2.1-26
2.1-7    Comparison of Street Segment Operations – Year 2030 Without Project Conditions and Year 2030 Plus Project Conditions (No Mitigation).....	2.1-27
2.1-8    Comparison of Intersection Operations – Year 2030 Without Project Conditions and Year 2030 Plus Project Conditions (No Mitigation).....	2.1-28
2.1-9    Traffic Mitigation and Project Design.....	2.1-29
2.1-10   Mitigated Intersection Operations – Existing Plus Project Conditions Under the Proposed Project Off-site Roadway Scenario .....	2.1-31
2.2-1    State and Federal Ambient Air Quality Standards.....	2.2-30
2.2-2    Ambient Background Concentrations.....	2.2-31
2.2-3    Maximum Daily Estimated Construction Emissions – Rough Grading.....	2.2-32
2.2-4    Maximum Daily Estimated Construction Emissions – Phase 1 Underground Utilities and Surface Improvements .....	2.2-33
2.2-5    Maximum Daily Estimated Construction Emissions – Phase 2 Underground Utilities and Surface Improvements .....	2.2-34
2.2-6    Maximum Daily Estimated Construction Emissions – House Construction .....	2.2-35
2.2-7    Maximum Daily Estimated Construction Emissions – Roadway Improvements .	2.2-36
2.2-8    Maximum Daily Estimated Construction Emissions – Utilities and Houses Total.....	2.2-37

LIST OF TABLES (cont.)

	<u>Page</u>
2.2-9 Maximum Daily Estimated Construction Emissions – WRF.....	2.2-37
2.2-10 Diesel Exhaust Particulate Emissions.....	2.2-38
2.2-11 Project-Related Operational Emissions – 2010 Operations – Unit 1 .....	2.2-39
2.2-12 Project-Related Operational Emissions – 2015 Operations – Units 1 and 2 .....	2.2-40
2.2-13 Operational Criteria Pollutant Emissions – WRF .....	2.2-41
2.2-14 CO “Hot Spots” Evaluation.....	2.2-42
2.2-15 Global Warming Potentials and Atmospheric Lifetimes.....	2.2-43
2.2-16 Current State Requirements for GHG Emissions Associated with Transportation .....	2.2-44
2.2-17 Proposed Project Design Features to Reduce GHG Emissions .....	2.2-45
2.2-18 GHG Emissions Under Operational Control of Project Applicant .....	2.2-46
3.1-1 Land Use Conditions/Policies Guiding Project Development .....	3.1-33
3.1-2 Land Use Conditions/Policies Consistency Evaluation .....	3.1-49
3.1-3 Properties Potentially Affected by Proposed Off-site Road Improvements.....	3.1-141
3.2-1 Existing Vegetation Communities/Habitats Within the Project Site and Proposed Impacts .....	3.2-39
3.2-2 Summary of Off-site Vegetation Community Existing/Impacted Areas .....	3.2-40
3.2-3 On-Site Jurisdictional Areas Within the Project Site and Proposed Impacts .....	3.2-40
3.2-4 Off-site Jurisdictional Areas – Existing/Impacted Areas .....	3.2-40
3.2-5 Cumulative Impact Resource Study Area .....	3.2-41
3.2-6 Summary of Required Mitigation for On-site Impacts Associated with the Proposed Project (Wastewater Management Option 1 Only) .....	3.2-42
3.2-7 Summary of Required Mitigation for On-site Impacts Associated with the Proposed Project (Wastewater Management Option 2 Only) .....	3.2-43
3.2-8 Summary of Required Mitigation for Off-site Impacts .....	3.2-44
3.3-1 Existing Noise Contours .....	3.3-16
3.3-2 Typical Construction Equipment Noise Generation Levels .....	3.3-17
3.3-3 Existing Plus Project Conditions Noise Contours .....	3.3-18
3.3-4 Project Contributions to Existing Noise Levels .....	3.3-19
3.3-5 Exterior Noise Levels of Proposed Homes Along Montecito Ranch Road .....	3.3-20
3.3-6 Project Plus Cumulative Contributions to Existing Noise Levels .....	3.3-21
3.3-7 Existing Plus Project Plus Cumulative Conditions Noise Contours .....	3.3-22
3.3-8 Noise Levels of the WRF – Wastewater Management Option 2 .....	3.3-23
3.4-1 CEQA-Significant Cultural Resources on the Proposed Project Site .....	3.4-18
3.4-2 Potentially Historic Structures Located Along Off-site Roadway and Utility Improvement Alignments .....	3.4-20
3.5-1 Aesthetics Conditions, Policies and Regulations Guiding Proposed Project Development .....	3.5-37
3.5-2 Aesthetics Conditions/Policies Consistency Evaluation .....	3.5-40
4-1 Summary of Existing and Developed 100-Year Flow Rates .....	4-56

LIST OF TABLES (cont.)

	<u>Page</u>
5-1	Comparison of Project Alternative Impacts to Proposed Project Impacts ..... 5-49
5-2	Proposed Impacts to On-site Vegetation Communities/Habitats by Alternative.... 5-50
5-3	Comparison of Street Segment Operations – Existing Conditions and Existing Plus Project Conditions Under the Extension of SA 330 Design Scenario Alternative (No Mitigation) ..... 5-51
5-4	Comparison of Intersection Operations – Existing Conditions and Existing Plus Project Conditions Under the Relocated SA 330 Extension Alternative (No Mitigation) ..... 5-52
5-5	Mitigated Intersection Operations – Existing Plus Project Conditions Under the Extension of SA 330 Design Scenario Alternative ..... 5-53
5-6	Comparison of Street Segment Operations – Year 2010 Without Project Conditions and 2010 Plus Project Conditions Under County-Requested Evaluation of the SA 330 Extension (No Mitigation)..... 5-54
5-7	Comparison of Intersection Operations – Year 2010 Without Project Conditions and Year 2010 Plus Project Conditions Under County-Requested Evaluation of the SA 330 Extension (No Mitigation)..... 5-55
5-8	Comparison of Street Segment Operations – Year 2030 Without Project Conditions and Year 2030 Plus Project Conditions Under County- Requested Evaluation of the SA 330 Extension (No Mitigation) ..... 5-56
5-9	Comparison of Intersection Operations- Year 2030 Without Project Conditions and Year 2030 Plus Project Conditions Under County-Requested Evaluation of the SA 330 Extension (No Mitigation) ..... 5-57
5-10	Summary of Impacts and Required Mitigation for Off-site Impacts Associated with County-Requested Evaluation of the SA 330 Extension..... 5-58

## TABLE OF CONTENTS (cont.)

### LIST OF ACRONYMS

°C	Degrees Celsius
°F	Degrees Fahrenheit
µg/m <sup>3</sup>	microgram per cubic meter
AAQS	ambient air quality standards
ac	acre
ADT	average daily traffic
AMSL	above mean sea level
APCD	Air Pollution Control District
AQIA	Air Quality Impact Assessments
ARB	California Air Resources Board
ASTM	American Society for Testing and Materials
BACMs	best available control measures
BACT	best available control technology
Basin Plan	San Diego Basin Plan
BAT	best available technology
BCT	best conventional pollutant control technology
BMO	Biological Mitigation Ordinance
BMPs	best management practices
BTR	Biological Technical Report
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
Caltrans	California Department of Transportation
CC&Rs	Conditions, Covenants and Restrictions
CDC	California Department of Conservation
CDF	California Division of Forestry
CDFG	California Department of Fish and Game
CDMG	California Division of Mines and Geology
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFCs	chlorofluorocarbons
cfs	cubic foot per second
CHP	California Highway Patrol
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
Corps	U.S. Army Corps of Engineers
CWA	Clean Water Act
c.y.	cubic yard

## LIST OF ACRONYMS (cont.)

dB	decibel
dB(A)	A-weighting decibel
DCSS	Diegan coastal sage scrub
DNE	does not exist
DPLU	County Department of Planning and Land Use
DPM	diesel particulate matter
du	dwelling unit
du/ac	dwelling unit per acre
EAF	Environmental Analysis Form
EDA	Estate Development Area
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
ESA	Federal Endangered Species Act
EVC	Ecological Ventures California, Inc.
FAZ	Flight Activity Zone
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
ft	foot (feet)
g	acceleration due to gravity
GHGs	greenhouse gases
gpd	gallon per day
gpm	gallon per minute
GWP	global warming potential
HCM	Highway Capacity Manual
HELIX	HELIX Environmental Planning, Inc.
HLP	Habitat Loss Permit
HMP	Habitat Management Plan
HPLV	high-pressure/low-volume
ILV	Intersection Lane Vehicles
IS	Initial Study
kW	kilowatts
$L_{dn}$	artificial decibel increment added to quiet time noise levels in a 24-hour noise descriptor
$L_{eq}$	noise equivalent level
$L_{max}$	maximum noise level recorded during the measurement period
$L_{min}$	minimum noise level recorded during the measurement period
lb/ac/day	pound per acre per day
LCFS	Low Carbon Fuel Standard
LESA	California Land Evaluation and Site Assessment Model

## LIST OF ACRONYMS (cont.)

LMD	Lighting and Maintenance District
LOS	level of service
LPC	Light Pollution Code
LUST	leaking underground storage tank
MBTA	Migratory Bird Treaty Act
MEP	maximum extent practicable
MMFVCP	Manure Management and Fly/Vector Control Plan
MND	Mitigated Negative Declaration
Mooney	Mooney and Associates
mph	miles per hour
MSA	major statistical area
MSCP	Multiple Species Conservation Program
NAAQS	National Ambient Air Quality Standards
NCCP	Natural Community Conservation Planning
NDIR	Non-dispersive Infrared Photometry
NO <sub>2</sub>	nitrogen dioxide
NO <sub>x</sub>	nitrogen oxide
NOD	Notice of Determination
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NRCS	U.S. Natural Resources Conservation Service
O <sub>3</sub>	ozone
Pb	lead
PERB	Planning and Environmental Review Board
PM <sub>2.5</sub>	particulate matter less than or equal to 2.5 microns
PM <sub>10</sub>	particulate matter less than or equal to 10 microns
ppm	parts per million
PVC	polyvinyl chloride
QCB	Quino checkerspot butterfly
RAQS	Regional Air Quality Strategies
RCA	Resource Conservation Area
RCP	Ramona Community Plan
REC	REC Consultants, Inc.
R-E-D	Rarity-Endangerment-Distribution
RFD	Ramona Fire District
RMP	Resource Management Plan
RMWD	Ramona Municipal Water District
ROG	reactive organic gas

## LIST OF ACRONYMS (cont.)

RPO	Resource Protection Ordinance
RPZ	Runway Protection Zone
RSA	Regionally Significant Arterial
RUSD	Ramona Unified School District
RWQCB	Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
SANTEC	San Diego Traffic Engineer's Council
SBC	SBC Communications
SCAQMD	South Coast Air Quality Management District
SDAB	San Diego Air Basin
SDG&E	San Diego Gas and Electric
SFR	single family unit(s)
SIP	State Implementation Plan
SO <sub>2</sub>	sulfur Dioxide
SO <sub>x</sub>	sulfur oxide
SPA	Specific Planning Area
SR	State Route
SUV	sport utility vehicle
SWMP	Storm Water Management Plan
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
T-BACT	toxics best available control technology
Tg CO <sub>2</sub> Eq.	teragrams carbon dioxide equivalent
TIF	Transportation Impact Fee
TM	Tentative Map
UNFCCC	United Nations Framework Convention on Climate Change
URBEMIS	Urban Emissions
URMP	Urban Runoff Management Program
U.S.	United States
USAII	Urban Systems Associates, Inc.
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
V/C	volume-to-capacity
VOC	volatile Organic Compounds
WRF	wastewater reclamation facility
WTP	water treatment plant